

096.0

0003

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

970,900 / 970,900

970,900 / 970,900

970,900 / 970,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		UPLAND RD WEST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SANZO STEPHEN ROBERT	
Owner 2: STEWART SKYE HEATHER	
Owner 3:	

Street 1: 2 UPLAND RD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: VALDES EDUARDO A &amp; NYREE G -

Owner 2: -

Street 1: 2 UPLAND RD W

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,937 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2357 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5937		Sq. Ft.	Site		0	70.	1.01	4									418,678						418,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5937.000	552,200		418,700	970,900		62871
							GIS Ref
							GIS Ref
							Insp Date
							01/23/19


**Patriot  
Properties Inc.**
**USER DEFINED**

Prior Id # 1:	62871
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:27:55
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	552,200	0	5,937.	418,700	970,900	970,900	Year End Roll	12/18/2019
2019	101	FV	497,600	0	5,937.	418,700	916,300	916,300	Year End Roll	1/3/2019
2018	101	FV	497,600	0	5,937.	358,900	856,500	856,500	Year End Roll	12/20/2017
2017	101	FV	497,600	0	5,937.	334,900	832,500	832,500	Year End Roll	1/3/2017
2016	101	FV	497,600	0	5,937.	287,100	784,700	784,700	Year End	1/4/2016
2015	101	FV	434,600	0	5,937.	257,200	691,800	691,800	Year End Roll	12/11/2014
2014	101	FV	434,600	0	5,937.	238,000	672,600	672,600	Year End Roll	12/16/2013
2013	101	FV	434,600	0	5,937.	227,000	661,600	661,600		12/13/2012

Parcel ID 096.0-0003-0005.A

!7861!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALDES EDUARDO	40376-304		8/8/2003		620,000	No	No		
BENCH MARY C	22561-563		10/30/1992		271,500	No	No	Y	

**PAT ACCT.**

7861

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1110	Re-Roof	8,000	C				
3/19/2004	177	Redo Kit	20,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/23/2019	Meas/Inspect	DGM	D Mann
11/16/2018	MEAS&NOTICE	CC	Chris C
2/26/2009	Meas/Inspect	163	PATRIOT
12/27/2003	MLS	HC	Helen Chinal
10/18/1999	Meas/Inspect	256	PATRIOT
8/14/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

